

**REF NO:** F/18/10/

**LOCATION:** Land adjacent to no. 36  
Rodney Crescent  
Ford

**PROPOSAL:** Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for decommissioning of existing pumping station, incorporating demolition of existing pump house building and the provision of a replacement pump station compound and access. (This application will be determined by West Sussex County Council)

#### **SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | As above. The existing 2.8 metre high flat roof brick building which houses equipment would be removed with new equipment installed underground and accessible by way of a two hatches on the surface. Pump machinery would be housed in three Glass Reinforced Plastic (GRP) 1.5 metre high kiosks. The compound would be hard surfaced, with access from Rodney Crescent via a dropped kerb, and would be enclosed by 1.8 metre high timber fencing, including double gates to allow for vehicular access. The fencing will be screened by newly planted hedging in front of it. |
| SITE AREA                   | Approximately 505 square metres.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| TOPOGRAPHY                  | Predominantly flat                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| TREES                       | There are two small fruit trees on site. One, which is to the south of the existing brick building is to be retained. The other is located to the north-east of the building and is to be relocated further north to accommodate the proposal. Neither of the trees have a high visual amenity value, they are not covered by Tree Preservation Orders and are not considered worthy of such protection.                                                                                                                                                                           |
| BOUNDARY TREATMENT          | The site is largely open although the northern boundary is marked by approximately 3 metre high hedging and a 1.5 metre high timber picket fence as well as a section of approximately 2 metre high brick wall at the boundary of the rear garden of 36 Rodney Crescent. The western boundary that is shared with 36 Rodney Crescent is marked by approximately 1 metre high wire mesh fencing with concrete posts.                                                                                                                                                                |
| SITE CHARACTERISTICS        | The site is an open area of grass which has a centrally                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

positioned flat roof brick building which houses water pumping equipment. There is a concrete hard standing area towards the south of the site which includes a service access hatch. Adjacent to the hard standing is a vent pipe which is to be removed as part of the proposal.

**CHARACTER OF LOCALITY**

The site is located outside of the built up area on a corner plot at the junction between Rodney Crescent and Ford Road. There is a crescent of two-storey terraced houses to the west whilst to the south are open fields. The area has an open and spacious character contributed to by the central green of the crescent, the nearby open fields and the front lawns of nearby houses which have either low fencing to the front or no boundary treatment whatsoever.

**RELEVANT SITE HISTORY**

|          |                                                                                                                                                               |                         |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| F/13/10/ | Decommissioning of existing pump station, incorporating demolition of existing pump house building. Provision of replacement pump station compound and access | Withdrawn<br>24-08-2010 |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|

An application for the works, reference F/13/10 was submitted to Arun District Council in error as the proposal is deemed to be a County Matter. Negotiations had taken place for a metal paling fence originally proposed to be replaced with timber fencing before the application was withdrawn. The current application shows timber fencing for the site perimeter.

**REPRESENTATIONS**

**Representations received:**

None

**Comments on Representations received:**

Noted.

**CONSULTATIONS**

Engineering Services Manager  
Engineers (Fluvial Flooding)

**Consultations responses received:**

Although the proposed works are located at the edge of Flood Zone 3, the proposed alterations to the site levels and other proposed anti-inundation measures would appear to be adequate. It is also apparent that no other suitable or practical location is available for siting this equipment. No objections.

**Comments on Consultation responses:**

None

**POLICY CONTEXT**

Designation applicable to site:  
Outside Built-Up Area  
Class C Road  
Flood Zone 2/3 (Fluvial)

## **DEVELOPMENT PLAN POLICIES**

|                           |                                                                       |                                                                                 |
|---------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Arun District Local Plan: | <a href="#">GEN3</a><br><a href="#">GEN7</a><br><a href="#">GEN11</a> | Protection of the Countryside<br>The Form of New Development<br>Inland Flooding |
|---------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------------|

## **PLANNING POLICY GUIDANCE**

|       |                                        |
|-------|----------------------------------------|
| PPS1  | Delivering Sustainable Development     |
| PPS7  | Sustainable development in rural areas |
| PPS25 | Development and Flood Risk             |

## **POLICY COMMENTARY**

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

## **DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

## **OTHER MATERIAL CONSIDERATIONS**

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

## **CONCLUSIONS**

The main visual impact of the proposal will be the enclosure of what is currently an open area by way of construction of a 1.8 metre high timber fence, although this impact would be softened by the proposed landscaping to the front of the fence. The prevailing character of the immediate surrounding area is open due to the nearby open fields and the arrangement of the dwellings on Rodney Crescent around a central unfenced green. However, the rear gardens of properties on the road are generally fenced in a similar style to that of the proposed fencing and, as such, it is considered that the proposed timber fencing would be sympathetic towards the character and appearance of the surrounding area. The existing brick pump housing building on the site will be removed and the plant repositioned below ground. The only physical structures above ground will be 3 Glass Reinforced Plastic kiosks which, at 1.75 metres high, will be screened from view by the proposed fence.

The proposal lies within an area designated as Flood Zone II (fluvial) but is not considered to increase flood risk as it will be replacing an existing feature and is classed as a 'water compatible development' within PPS25 - Development and Flood Risk , Appendix C, Table D2.

It is considered that the proposal would not impose any harmful effects towards the amenities of neighbouring residents. There will be no structures of any significant height or mass and,

therefore, it is considered that there would not be any unacceptable overbearing or overshadowing impacts whilst the station will be unmanned, visited for maintenance purposes only, and therefore would not lead to overlooking of neighbouring properties or nuisance through an intensification of traffic.

It is therefore recommended that the no objections are raised to the proposal.

## **RECOMMENDATION**

### **NO OBJECTION**

- 1      **INFORMATIVE:** It is suggested that the hours of use as shown within Question 20 on the application forms should read 00:00 - 24:00.